Box 6 (MTL)
D+E

FROM: SMUGGLERS, LTD.

TO: G. EDWARD COOKE AND WIFE, NANCY B. COOKE

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTNYS (cmc)
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TN 37219-1777

Address New Owner:	Send Tax Bills To:	Map Parcel No.
Cooke Properties 345 24th Avenue North, Suite 103 Park Plaza Medical Building Nashville, Tennessee 37203	SAME	Map 120-1 Parcel 158

BOOK 8740 PAGE 917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 1992.

Notary Public

My Comm. Expires: 11-27-93

NOTARY PUBLIC AT LARGE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Smugglers, Ltd. (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto G. Edward Cooke and Nancy B. Cooke (hereinafter collectively called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as the Wrangler Restaurant.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IDENTIFICATION REFERENCE:
30977/CMC
MS3003-00071/ 9/29/92

SEP 29 12 12 PM '92

JAMES Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4 9 6 9 9

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed effective as of the 1st day of October, 1992.

SMUGGLERS, LTD.

BY: Jacques-Miller Associates, a general partnership, Its General Partner

BY: JMA Equities, L.P., Managing Partner

BY: MAE JMA, Inc., General Partner

BY: _____
Frederic A. Scarola
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frederic A. Scarola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Agent of MAE JMA, Inc., the general partner of JMA Equities, L.P. which is the Managing Partner of Jacques-Miller Associates which is the general partner of Smugglers, Ltd., the within named bargainor, a partnership, and that he as such Authorized Agent of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Agent of MAE JMA, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29 day of September, 1992.

Charles Mark Carver
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-27-93

30977/CMC
MSJ003-00071/ 9/29/92

EXHIBIT A BOOK 8740 PAGE 919

A tract of land in Davidson County, Tennessee, and being Lot No. 5 of the Re-subdivision of Lots 3, 4 and 5 of The Oaks, a plat of which is of record in Book 4660, page 58, Register's Office, Davidson County, Tennessee. Said lot fronts on the northeasterly side of Murfreesboro Road and the easterly side of Kermit Drive at the intersection of Kermit Drive and Murfreesboro Road and is more particularly described as follows:

Beginning at the end of the radius return at the intersection of Murfreesboro Road and Kermit Drive; thence with the right of way of Kermit Drive N 41° 11' E 237.34 feet to a point, the beginning of a curve to the left; thence with said curve, having a radius of 345.00 feet and an interior angle of 6° 15' 58", 37.73 feet to a point; thence leaving said right of way S 48° 49' E 269.98 feet to a point; thence S 13° 18' W 110.48 feet to a point; thence N 48° 49' W 139.59 feet to a point; thence S 41° 11' W 202.35 feet to a point in the northeasterly right of way of Murfreesboro Road; thence with said right of way N 48° 49' W 155.00 feet to a point, the beginning of a curve to the right; thence with said curve, having a radius of 25.0 feet and an interior angle of 90° 00', 39.27 feet to the point of beginning, said tract containing 1.49 Acres, more or less, and being according to a survey made by A & A Engineers, Inc., Howard W. Anderson, Registered Land Surveyor, Tennessee License No. 527, dated September 14, 1992, bearing Job No. 5063-92.

Being the same property conveyed to Smuggler's, Ltd. by deed from Ervin M. Entrekin, Trustee, of record in Book 4864, page 994, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1992 Metropolitan Government for Nashville and Davidson County taxes.

2. All matters shown on Plan of record in Book 4660, page 58, Register's Office for Davidson County, Tennessee.

3. All matters shown on the survey of A & A Engineers dated September 14, 1992.

1059 09/29 0101 03CHECK 1585.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8740 PAGE 920

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 425000.00

CON TX 1572.50

PRFEE 1.00

WDEED 12.00

TOTAL 1585.50

CHECK 1585.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/92 01 12:13 0001 1059

49699

IDENTIFICATION REFERENCE

SEP 29 12 12 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 574647